

#### 4-4-080 PARKING, LOADING AND DRIVEWAY REGULATIONS:

##### F. PARKING LOT DESIGN STANDARDS:

###### 10. Number of Parking Spaces Required:

**a. Interpretation of Standards – Minimum and Maximum Number of Spaces:** In determining parking requirements, when a single number of parking spaces is required by this Code, then that number of spaces is to be interpreted as the general number of parking spaces required, representing both the minimum and the maximum number of spaces to be provided for that land use.

When a maximum and a minimum range of required parking is listed in this Code, the developer or occupant is required to provide at least the number of spaces listed as the minimum requirement, and may not provide more than the maximum listed in this Code.

**b. Multiple Uses:** When a development falls under more than one category, the parking standards for the most specific category shall apply, unless specifically stated otherwise.

c. Alternatives:

**i. Joint Parking Agreements:** Approved joint use parking agreements and the establishment of a Transportation Management Plan (TMP) may be used as described in subsections E3 and F10c(ii) of this Section to meet a portion of these parking requirements. (Amd. Ord. 4790, 9-13-1999)

**ii. Transportation Management Plans:** A Transportation Management Plan (TMP) guaranteeing the required reduction in vehicle trips may be substituted in part or in whole for the parking spaces required, subject to the approval of the Planning/Building/Public Works Department.

The developer may seek the assistance of the Planning/Building/Public Works Department in formulating a Transportation Management Plan. The plan must be agreed upon by both the City and the developer through a binding contract with the City of Renton. At a minimum, the Transportation Management Plan will designate the number of trips to be reduced on a daily basis, the means by which the plan is to be accomplished, an evaluation procedure, and a contingency plan if the trip reduction goal cannot be met. If the Transportation Management Plan is unsuccessful, the developer is obligated to immediately provide additional measures at the direction of the Planning/Building/Public Works Department, which may include the requirement to provide full parking as required by City standards.

**d. Modification:** The Planning/Building/Public Works Department may authorize a modification from either the minimum or maximum parking requirements for a specific development should conditions warrant as described in RMC [4-9-250D2](#). When seeking a modification from the minimum or maximum parking requirements, the developer or building occupant shall provide the Planning/Building/Public Works Department with written justification for the proposed modification.

**e. Parking Spaces Required Based on Land Use:** Modification of these minimum or maximum standards requires written approval from the Planning/Building/Public Works

Department (see RMC [4-9-250](#)). (Ord. 4517, 5-8-1995; Amd. Ord. 4790, 9-13-1999; Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4982, 9-23-2002; Ord. 5030, 11-24-2003; Ord. 5087, 6-28-2004; Ord. 5100, 11-1-2004; Ord. 5286, 5-14-2007; Ord. 5355, 2-25-2008; Ord. 5357, 2-25-2008; Ord. 5369, 4-14-2008; Ord. 5387, 6-9-2008)

USE	NUMBER OF REQUIRED SPACES
<b>GENERAL:</b>	
<b>Mixed occupancies:</b> (2 or 3 different uses in the same building or sharing a lot. For 4 or more uses, see "shopping center" requirements)	The total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, unless the building is classified as a "shopping center" as defined in RMC <a href="#">4-11-190</a> .
Uses not specifically identified in this Section:	Planning/Building/Public Works Department staff shall determine which of the below uses is most similar based upon staff experience with various uses and information provided by the applicant. The amount of required parking for uses not listed above shall be the same as for the most similar use listed below.
<b>RESIDENTIAL USES OUTSIDE OF THE CENTER DOWNTOWN ZONE:</b>	
Detached and semi-attached dwellings:	A minimum of 2 per dwelling unit. Tandem parking is allowed. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Manufactured homes within a manufactured home park:	A minimum of 2 per manufactured home site, plus a screened parking area shall be provided for boats, campers, travel trailers and related devices at a ratio of 1 screened space per 10 units. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Congregate residence:	1 per sleeping room and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Assisted living:	1 space per residential unit of assisted living, plus dedicated parking spaces for facility fleet vehicles.
Attached dwellings in RM-U, RM-T, COR, UC-N1 and UC-N2 Zones:	1.8 per 3 bedroom or larger dwelling unit; 1.6 per 2 bedroom dwelling unit; 1.2 per 1 bedroom or studio dwelling unit. <b>RM-T Zone Exemption:</b> An exemption to the standard parking ratio formula may be granted by the Development Services Director allowing 1 parking space per dwelling unit for developments of less than 5 dwelling units with 2 bedrooms or less per unit provided adequate on-street parking is available in the vicinity of the development.
(Amd. Ord. 5018, 9-22-2003; Ord. 5087, 6-28-2004)	
Attached dwellings within the RM-F Zone:	2 per dwelling unit where tandem spaces are not provided; and/or 2.5 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
(Amd. Ord. 5100, 11-1-2004)	
Attached dwellings within the CV Zone:	1 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed.
<u>Attached dwellings within the CA Zone:</u>	<u>1 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed.</u>
Attached dwellings within all other zones:	1.75 per dwelling unit where tandem spaces are not provided; and/or 2.25 per dwelling unit where tandem parking is provided, subject to

	the criteria found in subsection F8d of this Section.
Attached dwelling for low income or elderly:	1 for each 4 dwelling units.
RESIDENTIAL USES IN THE CENTER DOWNTOWN ZONE:	
Attached dwellings:	1 per unit.
Attached dwellings for low income or elderly:	1 for every 4 dwelling units.
Congregate residences:	1 per 4 sleeping rooms and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Assisted living:	1 space per residential unit of assisted living, plus dedicated parking spaces for facility fleet vehicles.
Detached dwellings (existing legal):	2 per unit.
(Amd. Ord. 5355, 2-25-2008)	
COMMERCIAL ACTIVITIES OUTSIDE OF THE CENTER DOWNTOWN ZONE AND EXCEPT SHOPPING CENTERS:	
Drive-through retail or drive-through service:	<b>Stacking spaces:</b> The drive-through facility shall be so located that sufficient on-site vehicle stacking space is provided for the handling of motor vehicles using such facility during peak business hours. Typically 5 stacking spaces per window are required unless otherwise determined by the Development Services Director. Stacking spaces cannot obstruct required parking spaces or ingress/egress within the site or extend into the public right-of-way.
Banks:	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area except when part of a shopping center.
Convalescent centers:	1 for every 2 employees plus 1 for every 3 beds.
Day care centers, adult day care (I and II):	1 for each employee and 2 loading spaces within 100 feet of the main entrance for every 25 clients of the program.
Hotels and motels:	1 per guest room plus 2 for every 3 employees.
Bed and breakfast houses:	1 per guest room. The parking space must not be located in any required setback.
Mortuaries or funeral homes:	1 per 100 square feet of floor area of assembly rooms.
Vehicle sales (large and small vehicles) with outdoor retail sales areas:	1 per 5,000 square feet. The sales area is not a parking lot and does not have to comply with dimensional requirements, landscaping or the bulk storage section requirements for setbacks and screening. Any arrangement of motor vehicles is allowed as long as: A minimum 5 foot perimeter landscaping area is provided; They are not displayed in required landscape areas; and Adequate fire access is provided per Fire Department approval.
Vehicle service and repair (large and small vehicles):	0.25 per 100 square feet of net floor area.
Offices, medical and dental:	0.5 per 100 square feet of net floor area.
Offices, general:	A minimum of 3 per 1,000 square feet of net floor area and a maximum of 4.5 parking spaces per 1,000 square feet of net floor area.
Eating and drinking establishments and taverns:	1 per 100 square feet of net floor area.
Eating and drinking establishment combination sit-down/drive-through restaurant:	1 per 75 square feet of net floor area.

Retail sales and big-box retail sales:	A maximum of 0.4 per 100 square feet of net floor area, except big-box retail sales, which is allowed a maximum of 0.5 per 100 square feet of net floor area if shared and/or structured parking is provided.
Services, on-site (except as specified below):	A maximum of 0.4 per 100 square feet of net floor area.
Clothing or shoe repair shops, furniture, appliance, hardware stores, household equipment:	0.2 per 100 square feet of net floor area.
Uncovered commercial area, outdoor nurseries:	0.05 per 100 square feet of retail sales area in addition to any parking requirements for buildings.
Recreational and entertainment uses:	
Outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs:	1 for every 4 fixed seats or 1 per 100 square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater.
Bowling alleys:	5 per alley.
Dance halls, dance clubs, and skating rinks:	1 per 40 square feet of net floor area.
Golf driving ranges:	1 per driving station.
Marinas:	2 per 3 slips. For private marina associated with a residential complex, then 1 per 3 slips. Also 1 loading area per 25 slips.
Miniature golf courses:	1 per hole.
Other recreational:	1 per occupant based upon 50% of the maximum occupant load as established by the adopted Building and Fire Codes of the City of Renton.
Travel trailers:	1 per trailer site.
COMMERCIAL ACTIVITIES WITHIN THE CENTER DOWNTOWN ZONE:	
Convalescent center, drive-through retail, drive-through service, hotels, mortuaries, indoor sports arenas, auditoriums, movie theaters, entertainment clubs, bowling alleys, dance halls, dance clubs, and other recreational uses:	These uses follow the standards applied outside the Center Downtown Zone.
All commercial uses allowed in the CD Zone except for the uses listed above:	A maximum of 1 space per 1,000 square feet of net floor area, with no minimum requirement.
SHOPPING CENTERS:	
Shopping centers (includes any type of business occupying a shopping center):	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area. In the UC-N1 and UC-N2 Zones, a maximum of 0.4 per 100 square feet of net floor area is permitted unless structured parking is provided, in which case 0.5 per 100 square feet of net floor area is permitted. Drive-through retail or drive-through service uses must comply with the stacking space provisions listed above.
INDUSTRIAL/STORAGE ACTIVITIES:	
Airplane hangars, tie-down areas:	Parking is not required. Hangar space or tie-down areas are to be utilized for necessary parking. Parking for offices associated with hangars is 1 per 200 square feet.
Manufacturing and fabrication, laboratories, and assembly and/or packaging operations:	A minimum of 0.1 per 100 square feet of net floor area and a maximum of 0.15 spaces per 100 square feet of net floor area (including warehouse space).
Self service storage:	1 per 3,500 square feet of net floor area. Maximum of three moving van/truck spaces in addition to required parking for self service

	storage uses in the RM-F Zone.
Outdoor storage area:	0.05 per 100 square feet of area.
Warehouses and indoor storage buildings:	1 per 1,500 square feet of net floor area.
PUBLIC/QUASI-PUBLIC ACTIVITIES:	
Religious institutions:	1 for every 5 seats in the main auditorium; however, in no case shall there be less than 10 spaces. For all existing institutions enlarging the seating capacity of their auditoriums, 1 additional parking space shall be provided for every 5 additional seats provided by the new construction. For all institutions making structural alterations or additions that do not increase the seating capacity of the auditorium, see "outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs."
Medical institutions:	1 for every 3 beds, plus 1 per staff doctor, plus 1 for every 3 employees.
Cultural facilities:	4 per 100 square feet.
Public post office:	0.3 for every 100 square feet.
Secure community transition facilities:	1 per 3 beds, plus 1 per staff member, plus 1 per employee.
Schools:	
Elementary and junior high:	1 per employee. In addition, if buses for the transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Senior high schools: public, parochial and private:	1 per employee plus 1 space for every 10 students enrolled. In addition, if buses for the private transportation of children are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Colleges and universities, arts and crafts schools/studios, and trade or vocational schools:	1 per employee plus 1 for every 3 students residing on campus, plus 1 space for every 5 day students not residing on campus. In addition, if buses for transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
(Amd. Ord. 5030, 11-24-2003; Ord. 5087, 6-28-2004; Ord. 5286, 5-14-2007; Ord. 5355, 2-25-2008; Ord. 5357, 2-25-2008; Ord. 5369, 4-14-2008; Ord. 5387, 6-9-2008)	